

STATE OF ALABAMA)
SHELBY COUNTY)

20040325000153220 Pg 1/1 29.00
Shelby Cnty Judge of Probate, AL
03/25/2004 13:20:00 FILED/CERTIFIED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of NINETY THOUSAND AND NO/100 DOLLARS to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, **ARTHUR HOWARD HOMES, INC., an Alabama Corporation** (GRANTOR) does grant, bargain, sell and convey unto **ROBERT INGRAM and CAROLYN INGRAM (GRANTEEES)** as joint tenants with right of survivorship in and to the following described real estate situated in SHELBY, ALABAMA to wit:

LOT 4, ACCORDING TO THE SURVEY OF FINAL PLAT MOUNTAIN CREST ESTATES AS RECORDED IN MAP BOOK 32, PAGE 76, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2004.

MINERALS AND MINING RIGHTS NOT OWNED BY GRANTOR.

RESTRICTIONS AND COVENANTS IN INST#2004/642.

EASEMENTS AND BUILDING LINE AS SHOWN ON RECORD MAP.

RIGHT OF WAY GRANTED ALABAMA POWER COMPANY IN VOLUME 84, PAGE 224, AND INST# 2004-26.

\$72000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said GRANTEEES as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors, and assigns covenant with said GRANTEEES, their heirs, successors and assigns that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the same GRANTEEES, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 18 day of MARCH, 2004.

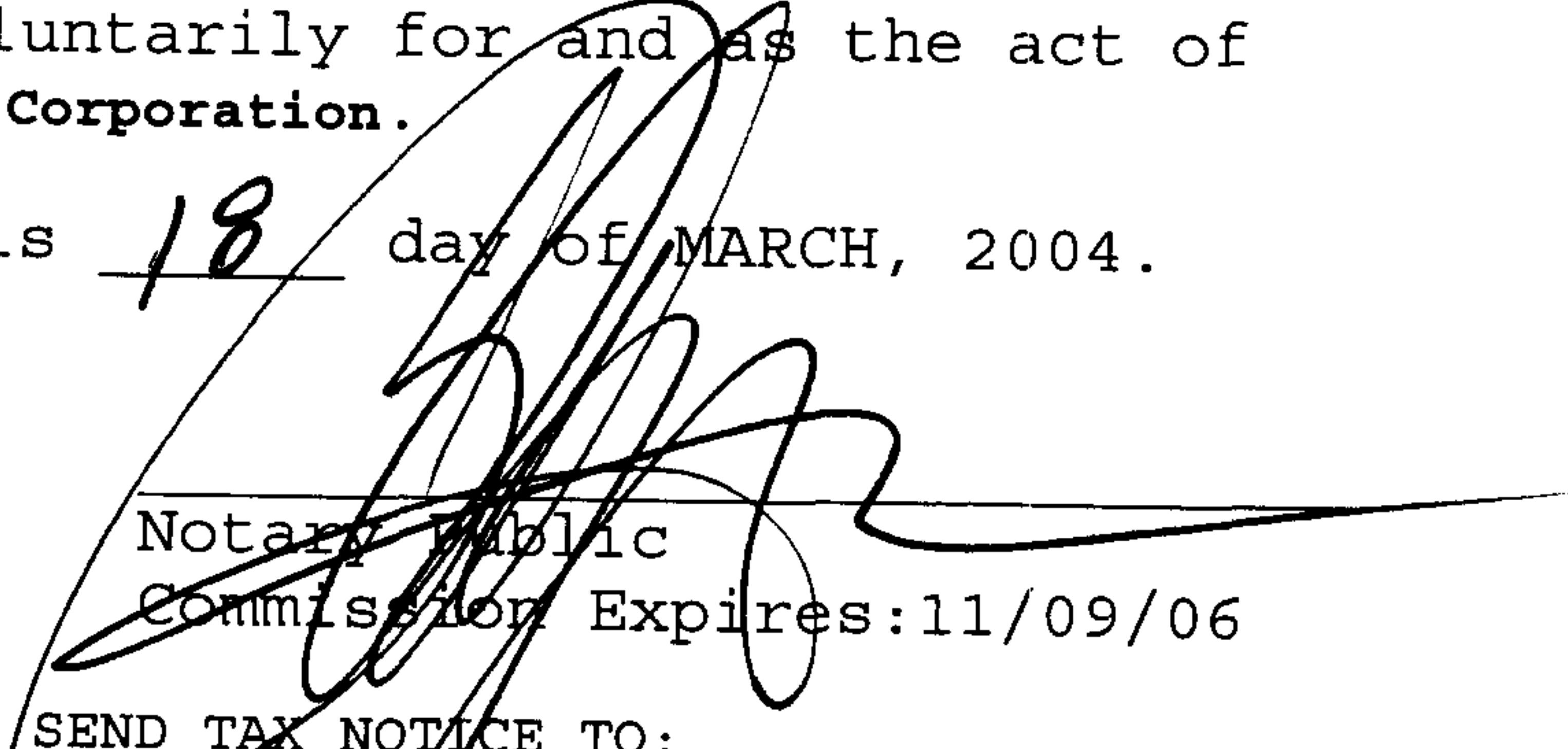
ARTHUR HOWARD HOMES, INC.,
an Alabama Corporation


ARTHUR W. HOWARD
ITS PRESIDENT

STATE OF ALABAMA
JEFFERSON COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County in said State, hereby certify that ARTHUR W. HOWARD, whose name as President of **ARTHUR HOWARD HOMES, INC., an Alabama Corporation**, is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of **ARTHUR HOWARD HOMES, INC., an Alabama Corporation**.

Given under my hand and seal this 18 day of MARCH, 2004.


Notary Public
Commission Expires: 11/09/06

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:
ROBERT INGRAM
CAROLYN INGRAM

6239 VICTORIA DR
PELHAM, AL 35124